

FINISHED

PUBLIC HEARING AGENDA



DEVELOPMENT REVIEW COMMISSION OCTOBER 9, 2007

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
7:00 PM

1. **CONSIDERATION OF MEETING MINUTES: 9/25/07 APPROVED (6-0 VOTE)**
2. Request for **RCI SYSTEMS BUILDING ADDITION (PL070380)** (Todd Little, RCI Systems Inc., owner; Scott Grubitz, Pagone + Associates, applicant) for an office/warehouse building addition--consisting of a 10,736 s.f. main floor and 1,612 s.f. mezzanine--to an existing 12,030 s.f. office/warehouse facility. The project is located at 1220 West Geneva Drive in the GID, General Industrial District. The request includes the following:

DPR07184 – Development plan review including building elevations, site plan and landscape plan.

STAFF REPORT: [DRCr_RCI-Systems-Add_100907.pdf](#)

APPROVED

3. Request for **PENTECOST INTERNATIONAL WORSHIP CENTER (PL060686)** (Pentecost International Worship Center, owner; Paul Prosser, Prosser Enterprises, applicant) for a +/- 6348 s.f. worship and classroom building on +/- .69 net acres, located at 807 South George Drive, in the CSS, Commercial Shopping and Services District. The request includes the following:

DPR070439191 – Development plan review including building elevations, site plan and landscape plan for a one-story worship and classroom building.

STAFF REPORT: [DRCr_PentecostInternationalWorship_100907.pdf](#)

APPROVED

4. Request for **CHURCH ON MILL – CLASSROOM BUILDING (PL070066)** (First Southern Baptist Church of Tempe, owner; Joel Nice, Barduson Architects, applicant) for a +/- 14,600 s.f. classroom and administration building added to a 13,932 s.f. worship and ministry campus on +/- 3.16 acres, located at 1300 South Mill Avenue, in the R-2, Multi-Family Residential District. The request includes the following:

DPR07139 – Development plan review including building elevations, site plan and landscape plan for a one-story classroom and administrative building built in an L-shape on the south side of the lot.

NOTE: THIS ITEM WAS CONTINUED FROM THE AUGUST 28 AND SEPTEMBER 25, 2007 HEARINGS.

STAFF REPORT: [DRCr_Churchonmill_100907.pdf](#)

CONTINUED TO THE NOVEMBER 13, 2007 HEARING BY THE COMMISSION AT THE APPLICANT'S REQUEST DUE TO SHORTAGE OF ONE COMMISSIONER

5. Request for **RESIDENCES AT THE ARTSPARK (PL070166)** (Ross Robb, Zacher Homes, Inc. and Chris Messer, City of Tempe, property owners; Michael Rumpeltn, RSP Architects, applicant) for the development of a mixed-use project consisting of 472 residential condominiums and 40 live/work condominiums. The project is located at 600 West 1st Street in the GID, General Industrial District and the RSOD, Rio Salado Overlay District. The request includes the following:

GEP07004 – (Resolution No. 2007.71) General Plan Projected Residential Density Map Amendment from Medium-High Density (up to 25 du/ac) to High Density (greater than 25 du/ac).
RECOMMENDED APPROVAL

ZON07009 – (Ordinance No. 2007.66) Zoning Map Amendment from GID, General Industrial District and RSOD, Rio Salado Overlay District to MU-4, Mixed-Use High Density District and RSOD, Rio Salado Overlay District.
RECOMMENDED APPROVAL

PAD07022 – Planned Area Development Overlay to establish Development Standards for the four buildings on +/- 5.215 acres.
RECOMMENDED APPROVAL

ZUP07115 – Use Permit to allow tandem parking.
APPROVED

STAFF REPORT: [DRCr_Residences-at-Artspark_100907.pdf](#)

6. Request for **RESIDENCE INN / CITY HALL PARKING GARAGE (PL070338)** (Mark Weber, City of Tempe, property owner; Rick Harper, Stantec Consulting Inc., applicant) for the development of a five level, +/- 422 space parking garage and a two level, +/- 12,000 s.f. retail facility. The project is located at 117 East 5th Street in City Center District and the Transportation Overlay District (Station Area). The request includes the following:

DPR07173 – Development plan review including building elevations, site plan and landscape plan.

STAFF REPORT: [DRCr_Hotel-CityGarage_100907.pdf](#)

APPROVED

7. Request for **APACHE ASL TRAILS (PL070371)** (Cardinal Capital Management, Inc., owner; Paul Mickelberg, Welman Sperides Mickelberg Architects, applicant) for a mixed-use development serving special needs seniors, consisting of approximately 75 apartments and 60 condominiums and approximately 10,000 sq. ft. of retail, office and restaurant space for a total +/-170,000 sq. ft. development on +/-2.27 acres located at 2428 East Apache Boulevard, in the CSS Commercial Shopping and Services District and the Transportation Overlay District, including the following:

GEP07007 – (Resolution No. 2007.86) General Plan 2030 Density Map Amendment from Medium Density (up to 15 du/ac) to High Density (greater than 25 du/ac)

ZON07010 – (Ordinance No. 2007.73) Zoning Map Amendment from Commercial Shopping and Service (CSS) to Mixed-Use High Density (MU-4)

PAD07025 – Planned Area Development (PAD) overlay for development standards and a density of 60 du/ac, consisting of 135 residential units and 13,000 sq. ft. of retail, restaurant and office uses within 3-6 floors of mixed-use buildings

STAFF REPORT: [DRCr_ApacheASLTrails_100907.pdf](#)

RECOMMENDED APPROVAL

8. Request for **FARMER ARTS DISTRICT (PL070353)** (City of Tempe, property owner; Todd Marshall, Farmer Arts LLC, applicant) for the development of a mixed-use project consisting of a public library, commercial and residential uses, located at 280 West University Drive in the GID, General Industrial District and TOD, Transportation Overlay District, including the following:

GEP07005 – (Resolution No. 2007.82) General Plan Projected Residential Density Map Amendment from Medium-High Density (up to 25 du/ac) to High Density (greater than 25 du/ac).

ZON07008 – (Ordinance No. 2007.68) Zoning Map Amendment from GID, General Industrial District and TOD to MU-4, Mixed-Use High Density District and TOD.

PAD07020 – Planned Area Development Overlay for Farmer Arts District, Parcel 1 to establish development standards for five (5) buildings consisting of a public library, commercial and mixed-use with live/work up to seven (7) floors, on +/-4.82 acres

PAD07024 – Planned Area Development Overlay for Farmer Arts District, Parcel 2 to establish development standards for four (4) buildings consisting of commercial and mixed-use with live/work up to 5 floors, all in approx. of building area on +/-3.51 acres

STAFF REPORT: [DRCr_FarmerArtsDistrict_100907.pdf](#)

RECOMMENDED APPROVAL

9. ANNOUNCEMENTS

NONE

The following items have been pulled from the agenda:

Request for **CHILDSPLAY (PL070079)** (Childsplay, property owner; Peter Fischer, DPA Architects, applicant) for the removal of an existing building and addition of a new +/- 29 feet high, +/-7,466 s.f. building and new parking stalls on 2.87 acres, located at 900 South Mitchell Drive, in the R1-6, Single-Family Residential District, including the following:

~~**DPR07085 –** Development plan review including site plan, building elevations and landscape plan.~~

~~**NOTE: THIS ITEM WAS CONTINUED FROM THE JUNE 12, JULY 10, AND AUGUST 14, 2007 HEARINGS**~~

~~Appeal of the June 5, 2007 Hearing Officer's decision to approve the request by **THE SETS (PL070167)** (Steve Bonaguidi, appeal applicant) located at 93 East Southern Avenue in the CSS, Commercial Shopping and Services District, including the following~~

~~**UPA07007 –** Use Permit Appeal (ZUP07042) for a billiard parlor and sports bar with live entertainment.~~

~~**NOTE: THIS ITEM WAS CONTINUED FROM THE AUGUST 14 AND SEPTEMBER 25, 2007 HEARINGS**~~

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